

SECOND COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 180825

Approving certain projects and funding sources for Phase Two of improvements to the 18th and Vine Historic District; and identifying certain revenue sources and directing the City Manager to engage the Public Improvements Advisory Committee with regards to including the same in the annual budgets.

WHEREAS, the 18th and Vine Historic District is a valuable part of the City's cultural fabric and the City remains committed to its preservation and enhancement; and

WHEREAS, the City Council strongly supports ongoing efforts to make the 18th and Vine Historic District a successful commercial and residential destination and attraction, with the infusion of bond proceeds, private investments, and tax incentives; and

WHEREAS, Committee Substitute for Resolution No. 151068 directed the City Manager to develop a plan of finance to fund various improvements to the 18th and Vine Historic District; and

WHEREAS, City staff has been engaged with stakeholders in the 18th and Vine area, and has consulted with construction, historic preservation, structural engineering, residential development, commercial property management advisors and community stakeholders to assist in putting such a plan together; and

WHEREAS, City staff, as a result of such engagement, prepared a three-phased plan for the implementation of improvements in the 18th & Vine area that includes a mix of bond-funded projects, in conjunction with other private and public financial participation, totaling approximately \$27,600,000.00 in new investments; and

WHEREAS, the plan provides for an infusion of retail tenants by constructing new limited retail construction with upper-floor market rate housing or office space, adding parking as necessary; and

WHEREAS, the plan allows for the most effective prioritization and implementation of improvements, and will result in immediate physical and visual improvements and spur a catalytic change and attract additional visitors; and

WHEREAS, the City Council adopted Ordinance No. 160431, As Amended, whereby it approved certain projects and funding for Phase One of the plan, and appropriated \$7,000,000 in bond financing; and

WHEREAS, as of the summer of 2018, Phase One funds have been expended successfully on design, planning, public improvements construction, and historic revitalization of several projects and areas of focus that commenced in 2017; and

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WHEREAS, the targeted investment and the public improvements made during Phase One have brought new businesses and redevelopment to the area, such that the City's investment has already leveraged \$44 million of private investment to date, with a potential of hundreds of millions for the area; and

WHEREAS, with the completion of the Phase One projects, the City is prepared to look ahead to Phase Two; and

WHEREAS, through the community engagement, design process and economic analysis, and in accordance with the original improvement plan, a list of projects have been identified; and

WHEREAS, the improvements continue to be essential to the economic vitality of the 18th and Vine Historic District, and the City as a whole, and will result in job creation and revenue growth; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Phase Two of the plan as recommended by the City Manager is hereby approved and is anticipated to consist of those projects and financial limitations as are identified on Exhibit A, attached hereto.

Section 2. That the sum of \$3,000,000.00 from that portion of the capital improvements sales tax funds indexed to the third councilmanic district pursuant to Sections 68-446(b)(2) and 68-450(b)(1), Code of Ordinances, shall be considered as a source of funding those projects identified on Exhibit A, in equal installments over a ten (10) year period, subject to the provisions of Section 4 of this ordinance.

Section 3. That the City Manager is directed to identify one or more additional sources of funding in the amount \$7,000,000.00 to be utilized to fund those projects identified on Exhibit A, subject to the provisions of Section 4 of this ordinance.

Section 4. That the City Manager is directed to include the foregoing in the annual budgets commencing in Fiscal Year 2019-20 until such time as not less than \$10,000,000.00 shall have been appropriated to Phase Two, provided that the City Manager shall have first engaged the Public Improvements Advisory Committee, in such manner as may be required by ordinance, for purposes of obtaining its recommendation or review and comment, as applicable. Furthermore, and notwithstanding anything to the contrary in this ordinance, the City Council intends that Phase Two be funded in any given fiscal year as part of the City's annual budget process, such that any time period or installment term provided for herein shall be deemed modified as needed consistent with such intent.

Section 5. That the City Manager is directed to consider other appropriate federal, state and local economic development incentives that might be utilized to fund Phase Two, in whole or in part, provided such incentives do not cause the City to incur additional debt.

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Section 6. That the City Council recognizes that subsequent phases are equally essential to the economic vitality of the 18th and Vine Historic District, and therefore expresses its intention that the City commit itself to taking all reasonable steps necessary to pursue and utilize appropriate federal, state and local financial resources, in combination with private funding, in an amount sufficient to fund such future improvements to the 18th and Vine Historic District.

Section 7. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503(a)(3) of the City Charter and shall take effect in accordance with Section 503, City Charter.

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Approved as to form and legality:

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Brian T. Rabineau  
Assistant City Attorney